

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
November 10, 2015

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:03 p.m. on Tuesday, November 10, 2015 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Brandon Bell; Alderman Graham Shepard; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Finance Director Tammy Womack; Town Attorney Todd Moore and Town Clerk Jennifer Jones

Pledge of Allegiance.

Appointment: The Board recommended that Jennifer Jones be appointed to Town Recorder.

Alderman Benson moved to accept the recommendation. The motion was seconded and carried unanimously.

Consideration of Minutes. The minutes of the October 13, 2015 Regular Meeting were previously submitted.

Alderman Benson moved to accept the minutes of the October 13, 2015 Regular Meeting as submitted. The motion was seconded and carried unanimously.

Public Comments:

Matthew Gary, 2700 Brenda St. – Disappointed with the motion to pass a resolution to continue with Whistle Stop while being sued. Concerned about wastewater/sewage treatment systems and the burden it places on the town. Concerned about Critz Lane, Phase 10 & 11 (Canterbury) access issues. Would like motions by the board to be clear.

BOMA Reports

Alderman Shepard discussed the following issues; RPM traffic study, illegal signage in public right of way, specific plan (SP) zoning, Telecom FAQ document and adding Tollgate liens to the January BOMA agenda.

Mr. Cosentini advised that the final draft of the traffic study had been received and copies would be distributed. Mr. Cosentini also stated that a notice of expired signage has been sent to the property owner and if not removed soon, the Town will remove. Mr. Cosentini advised that there would not be any exceptions to SP Zoning districts previously approved.

Alderman Bell with regard to the Telecom FAQ document stated that the intent was to formulate information for the community.

Town Administrator's Report

Mr. Cosentini introduced Jeremy Sweeny from Ameriprise Financial Services and Mike Wesson from Acuff & Associates who presented the proposed retirement program for full time employees.

A 457 retirement program was determined to be the best plan with the most options for employees. Mayor Napier commented that he feels strongly about providing a plan, but questioned the “mandatory” contribution. Alderman Shepard voiced concerns over comparison of a 401K vs 457B plan and also whether an employee can withdraw funds without penalty. The proposed plan would be modified so that contributions would be discretionary. Mr. Cosentini stated that matching contributions have been budgeted for in the current fiscal year budget.

After discussion, Alderman Bell moved to accept Resolution 2015-015, a resolution of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to establish a defined contribution plan for the Town employees and to authorize the Mayor to enter into an agreement with Acuff & Associates to administer said plan. The motion was seconded and carried unanimously.

Mr. Cosentini also discussed the following non-agenda items; The Town is working with Placemakers on formulating a contract so they can assist in plan review of new projects. Costs would be passed on to the developer of the proposed project. Staff is still working with HB & TS to get a new water line down Thompson’s Station Rd., West to serve Whistle Stop as well as future projects in the Town Center area. The Town has been approached by Kimley Horn and Associates regarding a wastewater project that can be coupled with the SIA project in front of MARS to get necessary infrastructure in place on the north end of town. Sunday, December 6th will be the annual tree lighting in Thompson’s Station Park. Our new website has been launched recently and has more interactive features, more avenues for public comment and helps us better communicate with the public.

Finance Report

Mrs. Womack reviewed the financial report, noting some changes to the cash reports and stating that the Town is in a strong cash position. The Town was able to move \$500K in the general fund and \$50K from the wastewater fund over to our money market accounts. Per Alderman Shepard’s request, the Town was able to add the capital project detail under the title “Capital Projects” on the Cash Report. Alderman Shepard requested that the MARS SIA project be separated from Parks. Mrs. Womack shared that the new auditors were in the week of 11/02/15.

Mayor Napier discussed housing starts, noting that the Town had 40 housing starts in the month of October and also noting that the Town has had 294 housing starts in YTD in 2015 vs. 259 total in 2014.

Unfinished Business:

- 1. Second Reading: Ordinance 2015-008 – An Ordinance of the Town of Thompson’s Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Services within the Town.**

Alderman Shepard requested two minor changes – adding the word “local” in the Telecommunication section two times since it was in the cable section of the ordinance. Mr. Moore clarified that this ordinance sets the minimum standards for issuing a local franchise, and that the Board may require additional conditions on future franchise agreements.

Alderman Shepard pointed out that "Transfer of Ownership" was not included in the Telecommunication section of the ordinance. Mr. Moore stated that the intent was to add and mirror the language in the cable section.

After discussion, Alderman Shepard moved to approve the Second Reading of Ordinance 2015-008 - An Ordinance of the Town of Thompson's Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Service Within the Town as amended. The motion was seconded and carried unanimously.

- 2. Public Hearing and Second Reading: Ordinance 2015-009 – An Ordinance of the Town of Thompson's Station, TN, to Amend Title 20, Chapter 1 of the Municipal Code Regarding Homeowner Association and Exclusive Bulk Service Agreements within the Town.**

Mayor Napier reviewed the item and opened the public hearing for comment.

Public Comment:

Steven Lugg, 2144 English Garden Way – Discussed concerns regarding the franchise agreement with Crystal Clear. Voiced concerns over lack of striping on Critz Lane. Thanked the Board for their work.

Mr. Cosentini clarified that the only changes that were made from the first reading were the ones previously discussed.

After discussion, Alderman Shepard moved to approve the Second Reading of Ordinance 2015-008, an Ordinance of the Town of Thompson's Station, TN to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Services within the Town. The motion was seconded and carried unanimously.

New Business:

- 3. Public Hearing: Resolution 2015-13 – A resolution of the Town of Thompson's Station, Tennessee to annex certain properties (tax map 131, parcel 11.03, tax map 119, parcel 1.0 and tax map 119, parcel 2.0) generally located North of I-840 and South of (and including that portion of) West Harpeth Road into the Town and approve the plan of services for said annexation.**
- 4. Public Hearing: Resolution 2015-014 – A resolution of the Town of Thompson's Station, Tennessee to annex certain properties (tax map 104, parcel 40.07 and tax map 104, parcel 29.04) generally located North of the existing Town limits and South of Coleman Road into the Town and to approve the plan of services for said annexation.**

Mr. Cosentini reviewed the resolutions(s), stating that the Town has received a request to annex several tracts of land on the West side of town north of 840 totaling just under 2000 acres. The purpose of this annexation is to develop a mixed-use community on roughly 1200 of those acres, and will include residential, commercial and recreational uses in compliance of our newly adopted LDO. A plan of service has been prepared for the annexations and includes a potential school site, public safety building (i.e. fire station, police station) and a provision for off-site traffic improvements being

the responsibility of the developer. Upon annexation, the Board is being asked to zone these parcels Transect Community (TC) for the areas north of West Harpeth Rd and T2 for the areas south.

Mike Abbott of Beacon Land Development briefly spoke about the type of development he would like to have within the annexation, stating that he wants it to be a collaborative effort and wants to do the right thing for the Town. Alderman Shepard asked if any zoning assurances have already been given for this project. Mr. Abbott informed the Board that no zoning assurances have been given.

Dan Ford with Beau Welling Design gave a brief presentation on The Farms at Thompson's Station, outlining concepts for a golf course, open spaces, a Town Center and making the entire community a walkable environment.

Mayor Napier reviewed the item(s) and opened the public hearings for Resolution 2015-013 and Resolution 2015-014 for public comment.

Public Comment:

Betsy Hester – 112 Valley Ridge Rd. Williamson County 2nd district Commissioner. Represents Bridgemore & Canterbury subdivisions. Voiced wastewater, zoning, road and cost concerns. Wants more information.

Eddie Sanders – 1495 Coleman Rd. Has wastewater concerns. Would prefer to see a larger map.

Susan Williams – 1510 Coleman Rd. In agreement with the previous two speakers regarding their concerns. Also discussed overpopulation and traffic delays.

Mitch Maddox – 1335 King Ln. Concerned about the existing community. Voiced wastewater concerns.

John Peterson – 3448 Colebrook Dr. Fully supportive of development. Could provide a great economic boom for the Town.

Todd Sleeper – 1527 Coleman Rd. Would like more communication and has wastewater concerns.

Todd Kaestner – Williamson County 9th district Commissioner. Concerns about lack of detailed maps, communication, tax burdens, land use plan and neighbors property rights.

Michelle Mullins – 1501 Coleman Rd. Voiced wastewater concerns.

Nathan Berkley – 1514 Colman Rd. Expressed concerns regarding traffic, road access, town center, and the county rural preservation zone concerns.

Graham Russell – 1731 Dean Rd. Let developer present more detail. Give development an opportunity.

Mr. Cosentini stated that the development is still conceptual. The Town will work to keep informed as this project progresses. It is still very much a work in process.

Dorie Bolz – 201 Deerfield Ln. Director of Harpeth River Watershed Association. Has process issue with regard to annexation concerns for outside of the UGB.

Barbara Sturgeon – District 8 County Commissioner. Concerned with annexation and impact on Williamson County taxpayers. Density issues and wastewater concerns.

Sherri Clark – District 9 County Commissioner. Concurs with Commissioner Hester and Keastner. Thanked Town for their work. Voiced concerns with Taxpayer, annexation, wastewater issues.

Developer (Michael Abbott) responded to the comments regarding wastewater location and doing a comprehensive traffic study stating that an open house is planned for Dec. 15th, 2015. More maps, design, etc. will be provided for the public because we plan to find a solution for all concerns.

Mayor Napier empathized with the community and stated that the Town is committed to developing possibilities within the community. Being no further comments, the Mayor closed the public hearing.

After discussion, Alderman Davis moved to approve Resolution 2015-13 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 131, parcel 11.03, tax map 119, parcel 1.0 and tax map 119, parcel 2.0) generally located North of I-840 and South of (and including that portion of) West Harpeth Road into the Town and approve the plan of services for said annexation. The motion was seconded and carried unanimously.

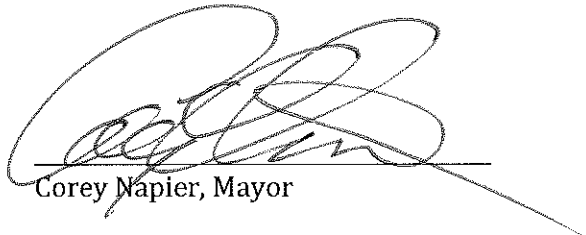
After discussion, Alderman Davis moved to approve Resolution 2015-014 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 104, parcel 40.07 and tax map 104, parcel 29.04) generally located North of the existing Town limits and South of Coleman Road into the Town and to approve the plan of services for said annexation. The motion was seconded and carried unanimously.

- 5. First Reading of Ordinance 2015-010 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Town’s Zoning Map by zoning newly annexed territory (Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 110, Parcel 2.00 and a portion of Map 119, Parcel 1.00) as Transect Community (TC) and the remaining newly annexed territory (portion of Map 119, Parcel 1.00; Map 131, Parcel 11.03) as T2 – Rural as shown on the attached map.**

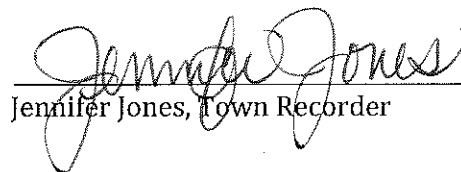
Alderman Bell moved to approve the first Reading of Ordinance 2015-010 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Town’s Zoning Map by zoning newly annexed territory (Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 110, Parcel 2.00 and a portion of Map 119, Parcel 1.00) as Transect Community (TC) and the remaining newly annexed territory (portion of Map 119, Parcel 1.00; Map 131, Parcel 11.03) as T2 – Rural as shown on the attached map and to set a public hearing for January 12, 2016. The motion was seconded and passed by a vote of 4 -1 with Alderman Shepard casting the opposing vote.

Adjourn

There being no further business, the meeting was adjourned at 9:25 p.m.



Corey Napier, Mayor



Jennifer Jones, Town Recorder